SJRA's RECENT SUCCESS WITH ALTERNATIVE PROJECT DELIVERY



Water for Texas 2017

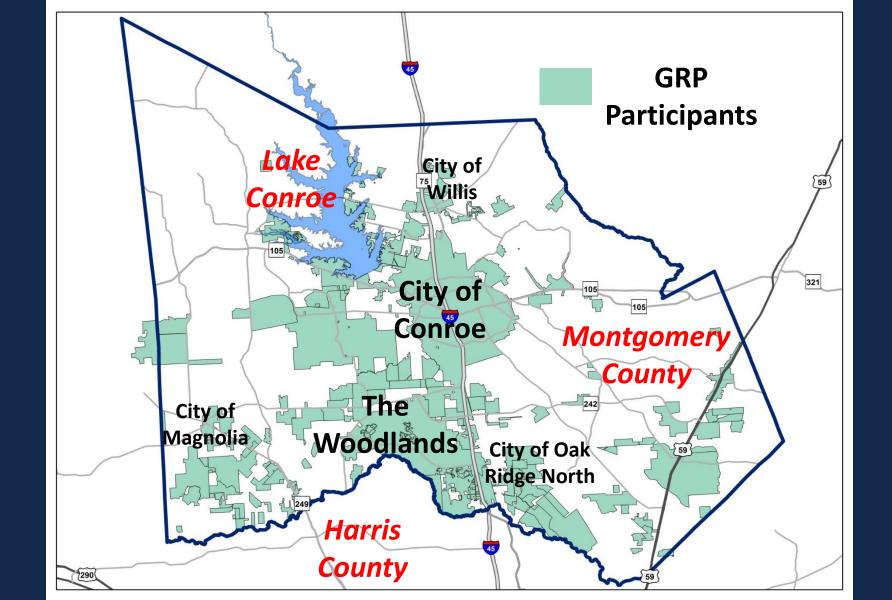
January 23-25, 2017



San Jacinto River Authority

- Created in 1937
- Seven-member board appointed by the Governor
- Long-term water resource planning and development
- Four operating divisions:
 - Highlands
 - Lake Conroe
 - Woodlands
 - GRP





GRP Phase 1 Program

- 30 mgd Surface Water Treatment Plant
- 52-mile water transmission system (60" to 12" dia.)
- Modifications to customer receiving facilities for blending in existing ground storage tanks
- Total cost = \$490,000,000
- Largest civil works project in Montgomery County to date

Why Alternative Project Delivery?

- Before 2010, all SJRA projects utilized the traditional design-bid-build / low bid system
- Surface Water Facility 10X the size of previous projects
- GRP Program required accelerated schedule
- Experienced project managers determined to complete the program on schedule, under budget, and with no surprises.

Selected Delivery Methods



Construction Manager at Risk



Competitive Sealed Proposals

WHY CSP?

Traditional Low Bid

CSP

- Contract is awarded to lowest responsible bidder.
- Not necessarily best value based on schedule and <u>final</u> cost.

- SJRA evaluates proposals according to the criteria listed in the RFP including qualifications, schedule, and price.
- SJRA negotiates contract with highest ranked offeror for <u>best</u> value.

Example of CSP Criteria

Rating Category	Description	Weighting Points
А	Proposed Project Cost	50
В	Experience of Offeror with Similar Projects	5
С	Experience and Qualifications of Proposed Key Personnel	15
D	Experience of Trade (Sub) Contractors on Similar Projects	10
Е	Ability to Meet Proposed Budget and Time for Construction	10
F	Approach	5
G	Local Participation	5
Н	Financial Management (Stability)	Pass/Fail
	Total	100

CSP Results

Transmission System Project Results

Original Contract Amount: \$148,450,575.60

Change Orders: (\$2,051,328.41)

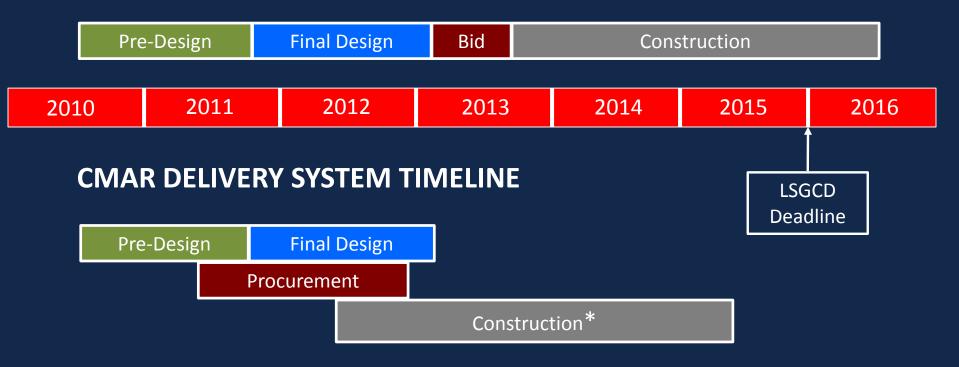
Final Contract Amount: \$146,399,247.19

On time and under budget!



WHY CMAR?

DESIGN-BID-BUILD DELIVERY SYSTEM TIMELINE



^{*}Accelerated Schedule allows Early Conversion Credits from LSGCD

DUE DILIGENCE

2009 to 2010

- Researched Alternative Delivery Methods
- **Attended Workshops & Seminars**
- Conducted City of Sugarland Staff Interviews
- Conducted City of Austin Staff Interviews
- Reviewed Example Documents
 - RFQ
 - RFP
 - Contract Documents
 - General Conditions





CONSTRUCTION MANAGER AT RISK CONTRACT

This CM at Risk Contract ("this Contract") is entered into by and between the San Jacinto This cut of this contract | this contract | is entered into by and between the san Jacinto River Authority (the "Owner") and McCarthy Building Companies, Inc. (the "Construction of the Construction of the C River Authority (the "Uwner") and mcCartny bunding companies, inc. (the "Constitution" of "CM") (sometimes referred to individually as a "Party" or collectively as the "Parties") for the construction of the SWF Project.

ARTICLE 1. GENERAL PROVISIONS, PROJECT SCOPE, AND CONSTRUCTION COST

1.1 Project Scope.

1.1 Project Scope. The project is for the raw water make and pumping station; surface water treatment plant; high service pumping station and treated water storage, and surface water treatment plant; ingo service pumping station and treated water storage, and ancillary facilities collectively known as the SIRA Surface Water Facilities Project (the

PROFESSIONAL SERVICES AGREEMENT

This Professional Services Agreement (the "Agreement") is made and entered into effective as of the day of January, 2013, by and between the San Jacinto River Authority, a conservation and reclamation district of the State of Texas, ("SJRA") with general and administration offices located at 1577 Dam Site Road, Conroe, Texas 77305

AECOM Technical Services, Inc., a corporation organized under the laws of the State of California, ("CONSULTANT") with principal offices located at 5757 Woodway, Suite 101 West, Houston, Texas

SJRA and CONSULTANT are sometimes referred to herein collectively as the "Parties" or individually as

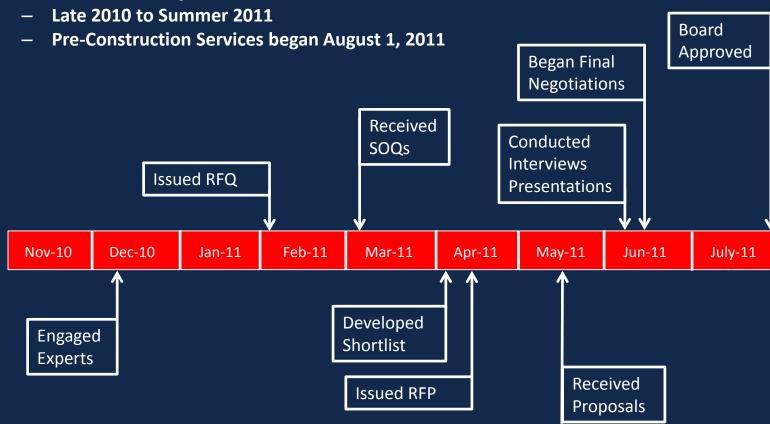
The Parties hereby agree as follows:

ARTICLE 1 - SCOPE OF SERVICES

CONSULTANT agrees to perform professional services (the "Services") related to Ground Storage Tank No. 2 at The Woodlands Water Plant No. 3 as are requested from time to time by SJRA, which Services shall be set forth more particularly in Work Orders, the form of which is attached hereto as Attachment B, issued from time to time by SJRA and accepted by CONSULTANT, Each Work Order shall

CONTRACT DEVELOPMENT

Contract Development and CMAR Selection



SCHEDULE RESULTS

- Design schedule pushed to early completion
- Budget established early and tracked continuously
- Construction began early before final design
- Surface Water delivered <u>104</u> days early!
 - Substantial Completion September 18, 2015
 - Final Completion September 18, 2016
- 2.7 Billion Gallons of Early Conversion Credits Earned!

QUALITY RESULTS



BUDGET RESULTS

- Design met budget
- Only Owner Directed change orders (0.98%)
- Zero Contractor Claims or Disputes
- Credit back to SJRA at the end of project

FINANCIAL RESULTS

Contracted Amount:

\$190,704,740.00

Change Orders:

\$ 1,871,028.00*

Estimate to Complete:

\$192,575,768.00

Final Invoiced:

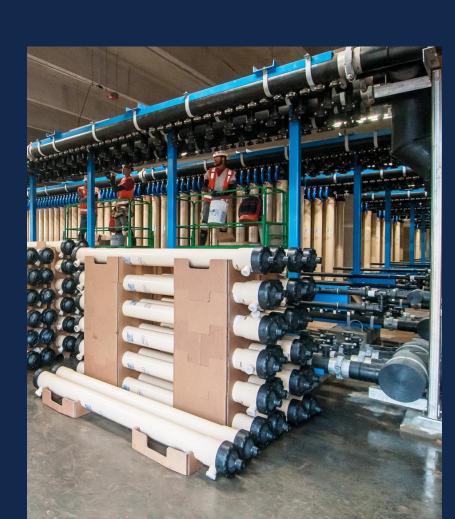
\$192,575,354.83

Percent Complete:

100%

Closeout Credit:

(\$413.17)



^{*}Owner Directed Change

FINANCIAL PARTNERSHIP WITH TWDB

